

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 06/25/02

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Community & Economic Development
SUBJECT: Status Report on Clearbrook Highlands

RECOMMENDATION:

It is recommended that City Council review and comment on this report.

DISCUSSION:

At its April 16, 2002 meeting, the City Council considered a request to approve the assignment of a development agreement to Standard Pacific in conjunction with the residential component of the Eden Shores project. Although not directly related to the specific agenda matter before the Council at that time, some residents from the Clearbrook Highlands neighborhood testified and indicated that Standard Pacific had not fulfilled a number of obligations as it pertains to their subdivision. As a result of the testimony, it was agreed that a status report concerning outstanding compliance issues would be provided to Council in 60 days.

Since the April meeting, staff reviewed both the issues of concern to the Association and those previously identified by the City as not in compliance with the conditions of approval. Earlier this month, staff met with Standard Pacific representatives, including its landscape architect and contractor, to review the issues with them. Based on these discussions, Standard Pacific indicated it will complete all work associated with the outstanding items within 60 days. Generally, this consists of replacing and supplementing plantings providing additional screening of irrigation pipes and retaining walls, and implementing erosion control measures.

On June 17, staff facilitated a meeting between the Developer and the Homeowners Association to discuss the remaining items of concern. Agreement was reached on the majority of the items and the Developer committed to completing all of the landscape issues within the next 60 days. Three issues remain outstanding.

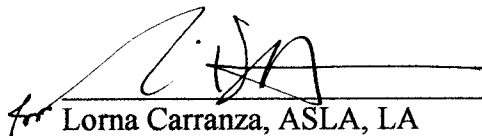
1. On the interior landscape area, behind six interior lots, there is a section of bare dirt approximately three feet wide between the lower v-ditch and the fence of the lower bank of houses. There is no irrigation and no landscaping shown in this area because the approved fencing plan showed the fence directly adjacent to the v-ditch. The developer has taken the issue under advisement and will try to determine a solution with landscape and irrigation.
2. Water is still seeping from the slope above Garin Avenue in several different locations. The Developer proposed a French drain be constructed directly behind the sidewalk to connect to the storm drain system. Staff is not convinced that limiting the solution to a French drain at this location will be sufficient, and recommends that any proposed drain

extend up to the highest point where there is water seepage. The Developer has agreed to have their geo-technical consultant develop a solution, subject to review and approval by the City.

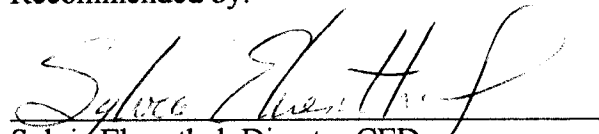
3. There is a large area to the northwest of the entry that has been used as a staging area for construction. This is shown on the approved plan as being undisturbed hillside area. The Developer has proposed cleaning up and hydro-seeding the area. Staff is recommending that this area be completely landscaped and irrigated after all the construction debris is removed

It was noted that the Developer is working to address all of the issues that remain outstanding. A final acceptance walk-through for the landscaping will be scheduled with staff, the Developer and the Homeowners Association when these items are complete. The final inspection of the public improvements should follow soon after that. Again, it is anticipated this walk-through should be conducted within 60 days. Assuming satisfactory results, the tract will be accepted. Until the tract is accepted, the bonds posted by Standard Pacific to assure compliance with the conditions of approval will not be released.

Prepared by:


for Lorna Carranza, ASLA, LA

Recommended by:


Sylvia Ehrental, Director CED

Approved by:


Jesús Armas, City Manager

6/19/02